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# 1744-1746-1748 Lanier

## Preliminary Design Review Meeting

24 May 2021

Prepared for:

**Cedar Realty, LLC**  
Hatem Hatem

1616 19th St NW Apt 1  
WDC 20009

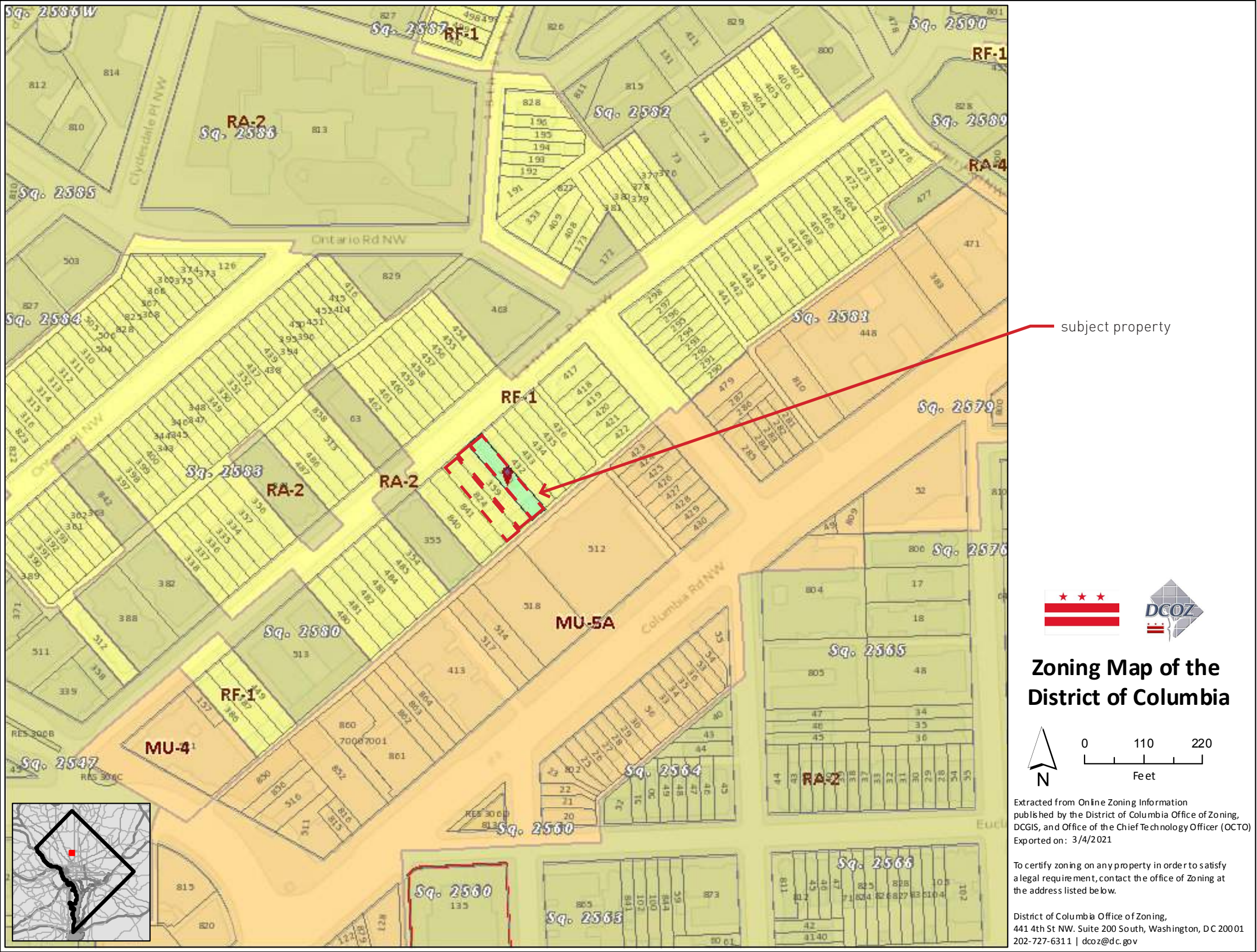
703 229 7037  
hmhatem@gmail.com

Prepared by:

**Teass \ Warren Architects**  
Charles Warren, AIA LEED AP

515 M St SE, Suite 200  
Washington, DC 20003  
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ZONING SUMMARY

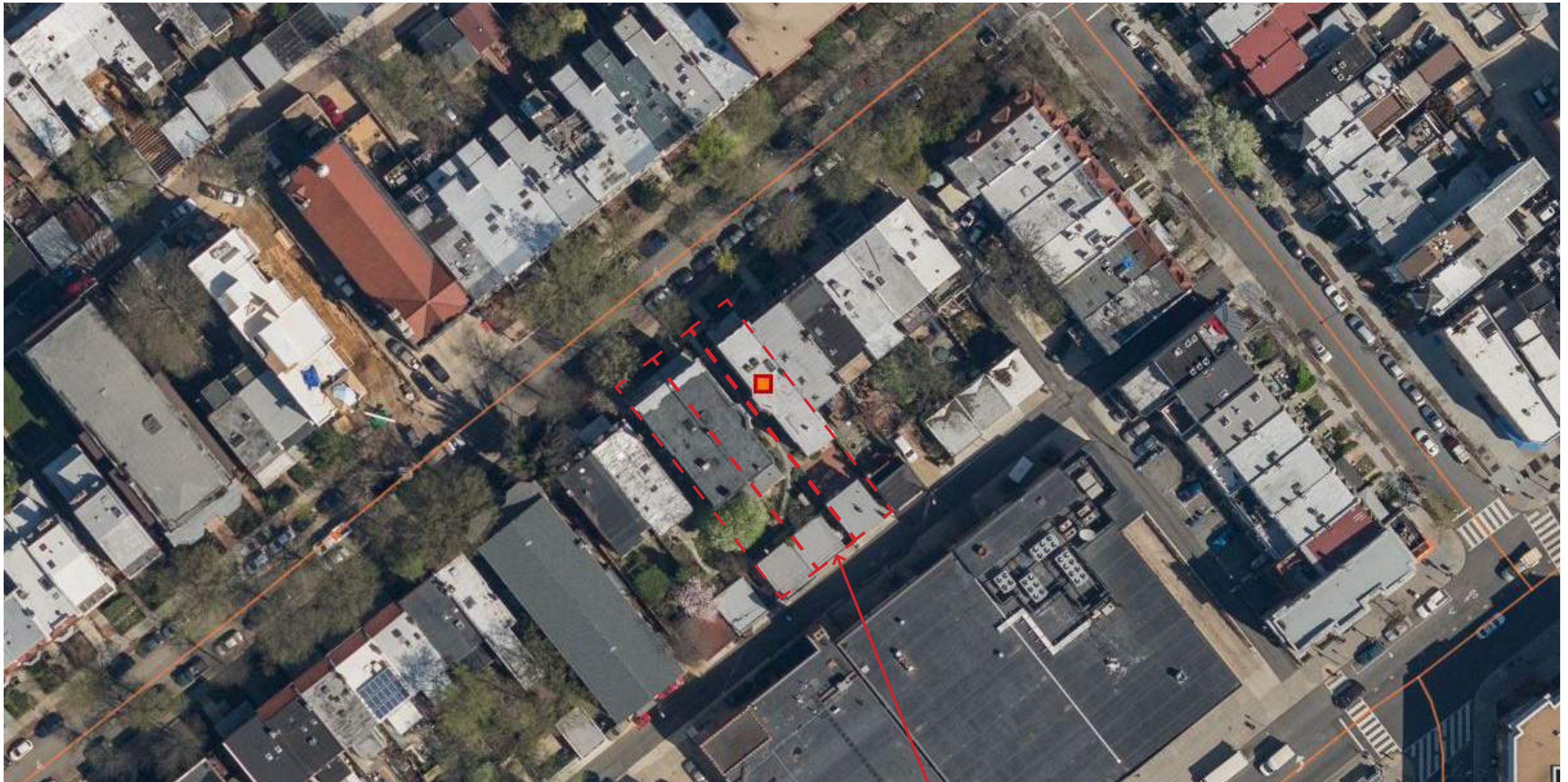
ADDRESS	1744-1748 LANIER PLACE NW
SQUARE	2580
LOT	0360, 0359, 0824
SITE AREA (sf)	3563SF EACH
ZONE	RF-1
HISTORIC DISTRICT	N/A

EXISTING USE:	INN
PROPOSED USE:	MULTIFAMILY APARTMENT BUILDING

RF-1	REF	EXISTING	ALLOW. / REQ'D	PROPOSED
MAX. BUILDING HEIGHT (FT)	E 303.1		35'	
MAX. BUILDING HEIGHT (STORIES)	E 303.1		3	
MIN. LOT AREA (SF)	E 201.1		1,800 SF	
MIN. LOT WIDTH (FT)	E 304.1		18'	
MAX. FAR				
MAX. LOT OCCUPANCY	E 304.1		60%	
MIN YARD REQ'TS - FRONT (FT)	E 305.1		AVG. OF EX. STREET WALL	
MIN YARD REQ'TS - REAR (FT)	E 306.1		20'	
MIN YARD REQ'TS - SIDE (FT)	E 307.3		5' [2]	
COURT - OPEN / WIDTH (FT)	E 203.1		2.5" / 1' Ht, 6' MIN.	
COURT - CLOSED / WIDTH (FT)	E 203.1		2.5" / 1' Ht, 12' MIN.	
COURT - CLOSED / AREA (SF)	E 203.1		2(WD²), >250sf	
PERVIOUS AREA	E 204.1		20% (1,120)	
PARKING (NO. OF SPACES)	C 701.5		1 per 2 D.U.	

- NOTES:
- 1. APPLIES TO ALL STRUCTURES EITHER THAN ROW DWELLING OR FLAT
  - 2. IF PROVIDED





subject property

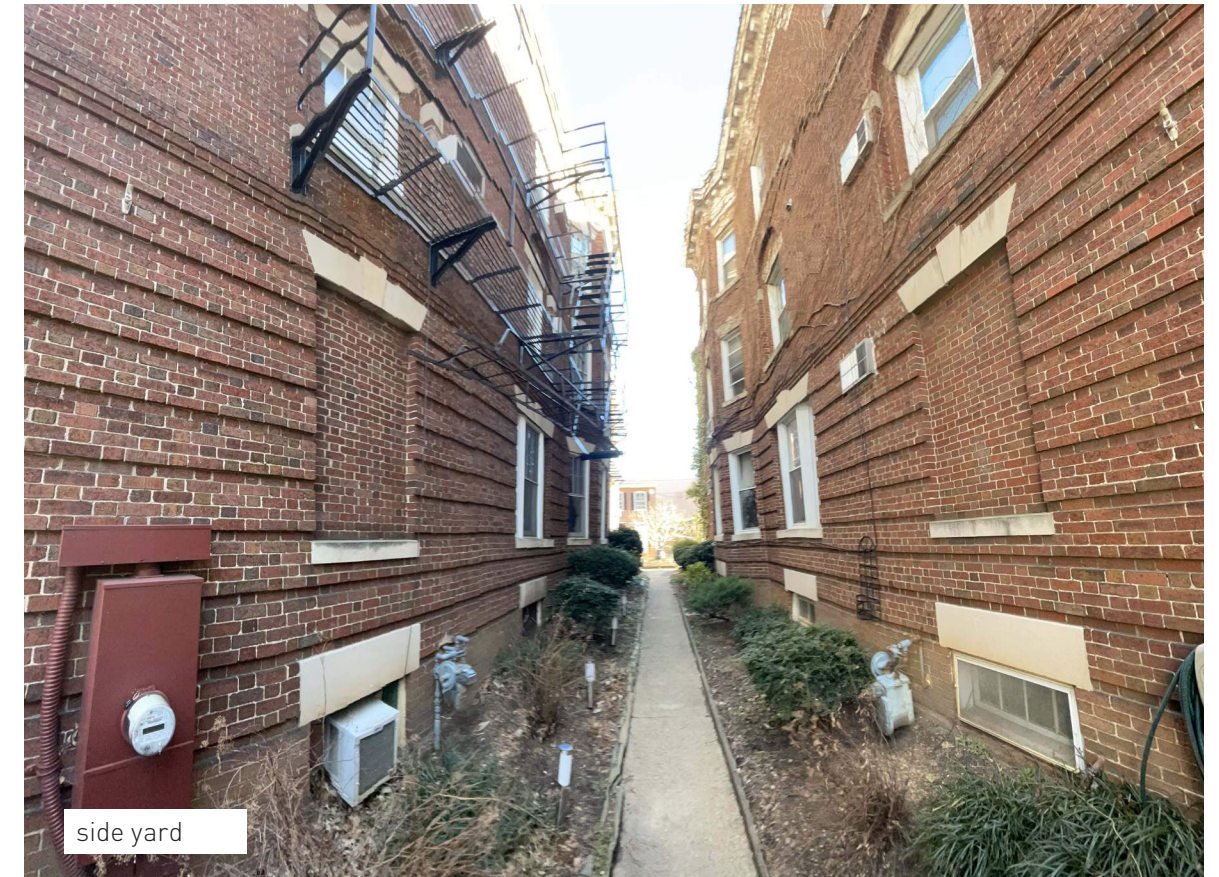




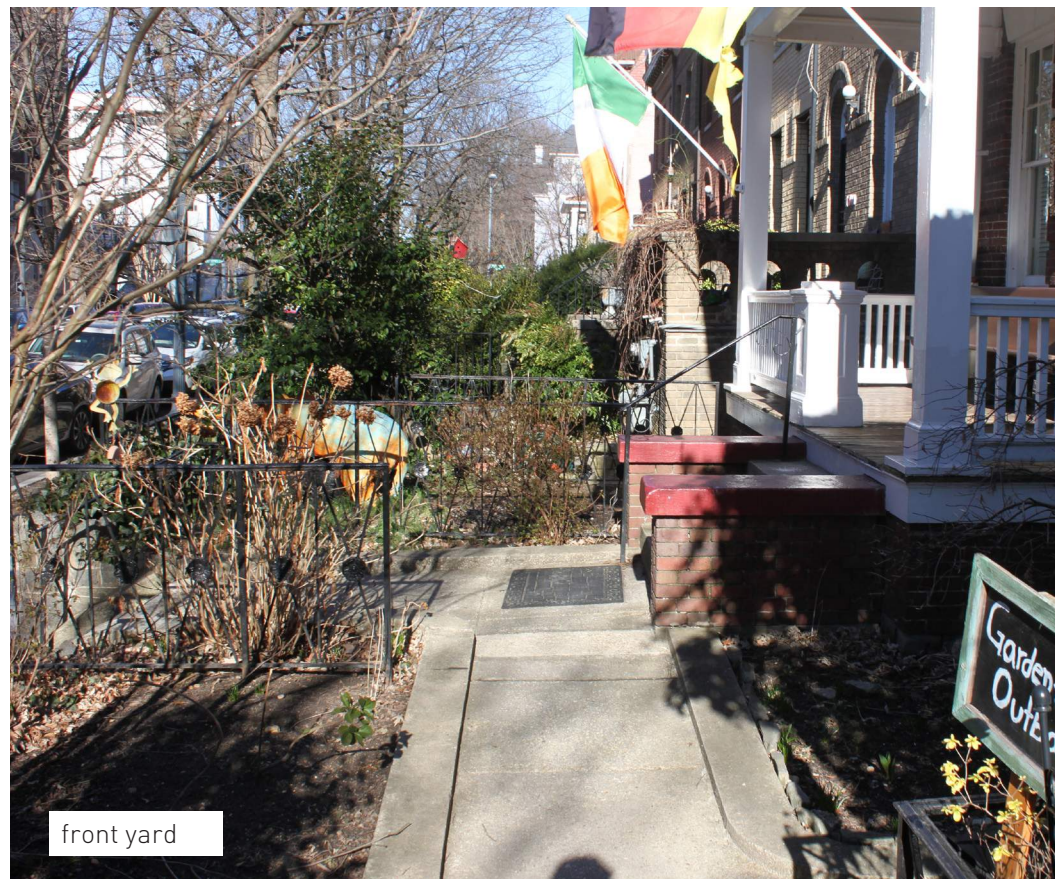




front street



side yard



front yard



rear yard



rear yard



DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., March 29, 2021

Plat for Building Permit of :

SQUARE 2580 LOTS 359, 360 & 824

Scale: 1 inch = 30 feet

Recorded in Book 37 Page 120 (Lots 859 - 860)  
Book A & T Page 350 (Lot 824)

Receipt No. 21-03871

Drawn by: L.E.S.

Furnished to: WILL TEASS

“I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).”

*Anup Shrestha*  
for Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

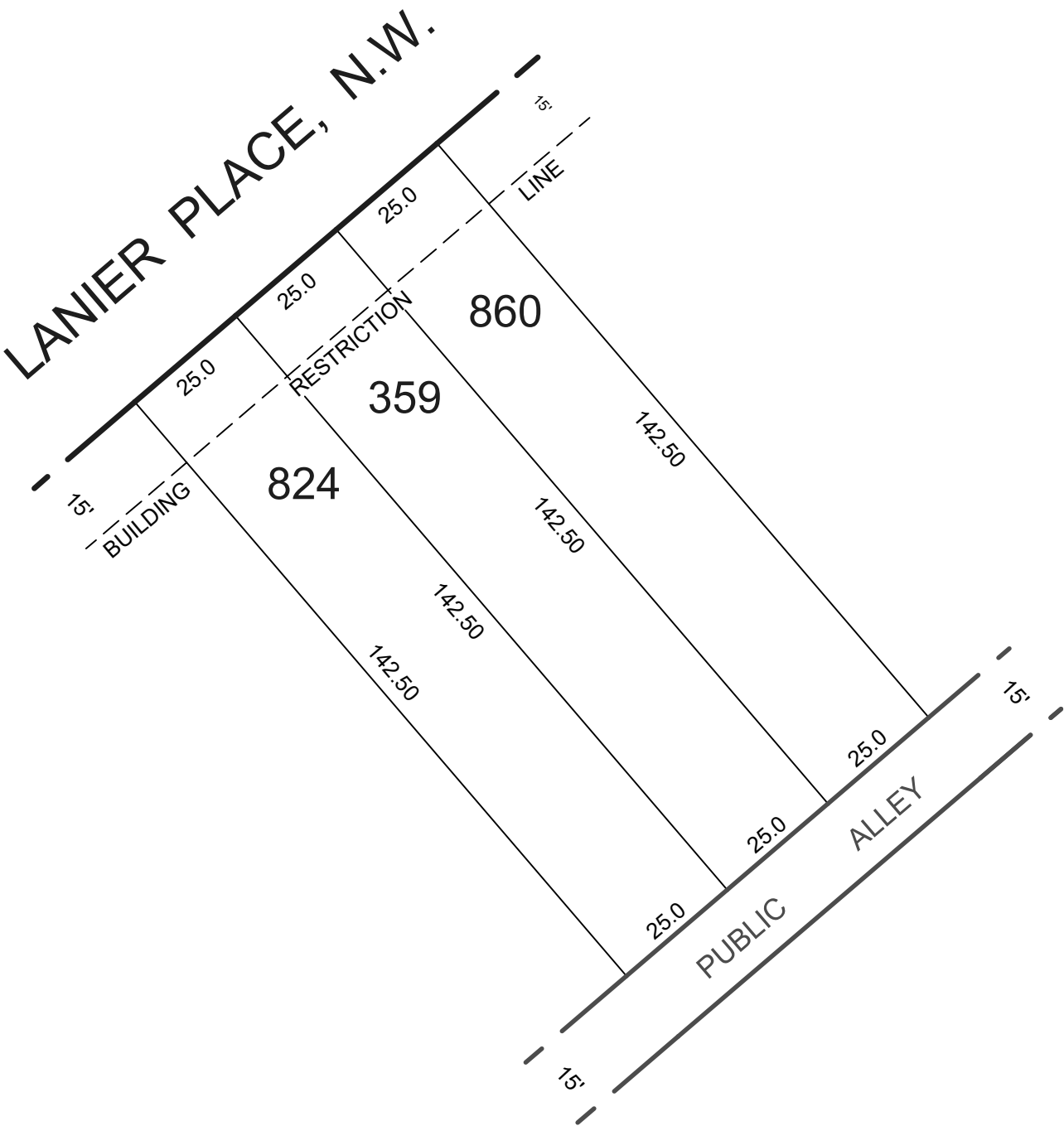
Printed Name: \_\_\_\_\_ Relationship  
to Lot Owner: \_\_\_\_\_

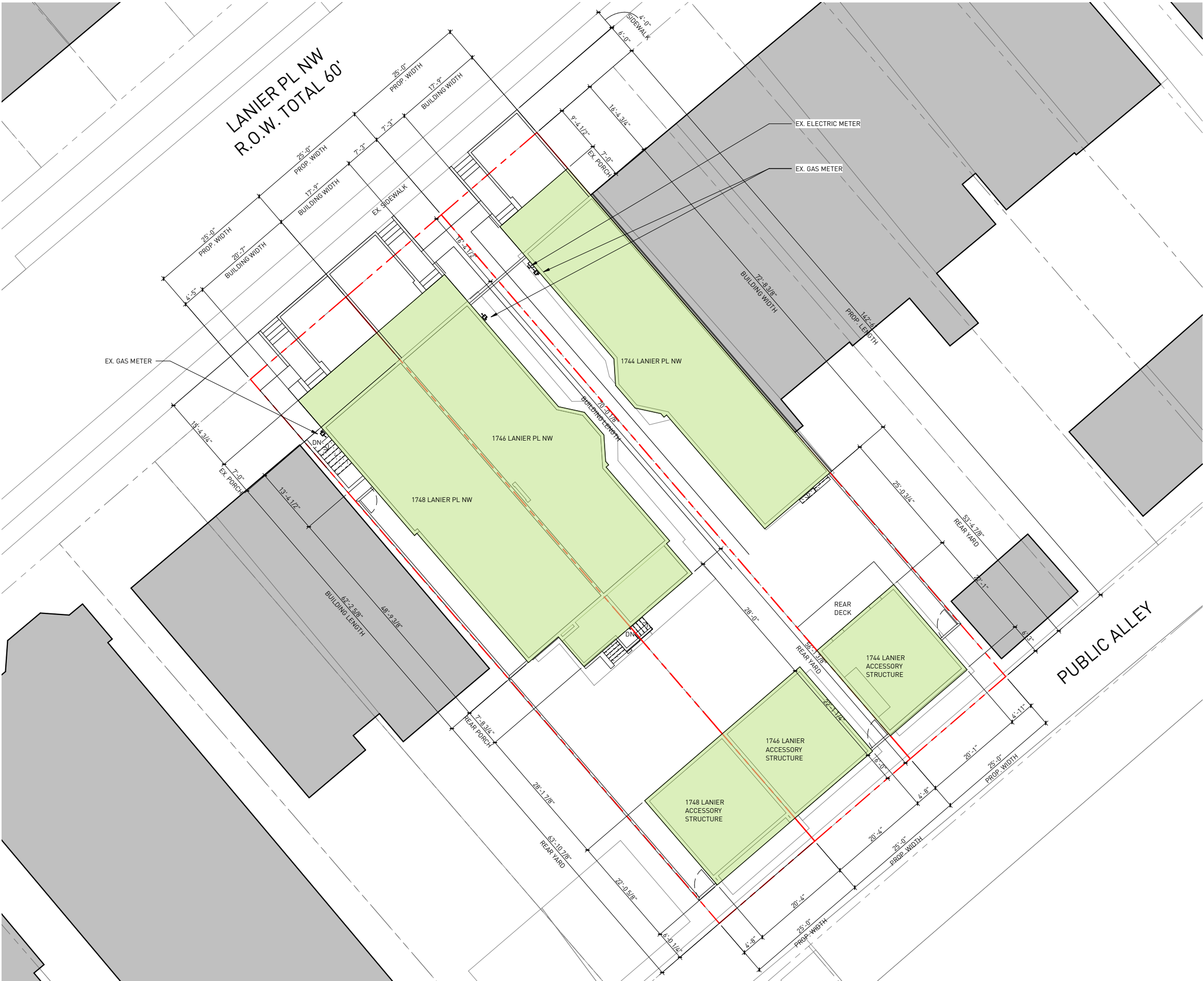
If a registered design professional, provide license number  
\_\_\_\_\_ and include stamp below.

0 10 30 60 100

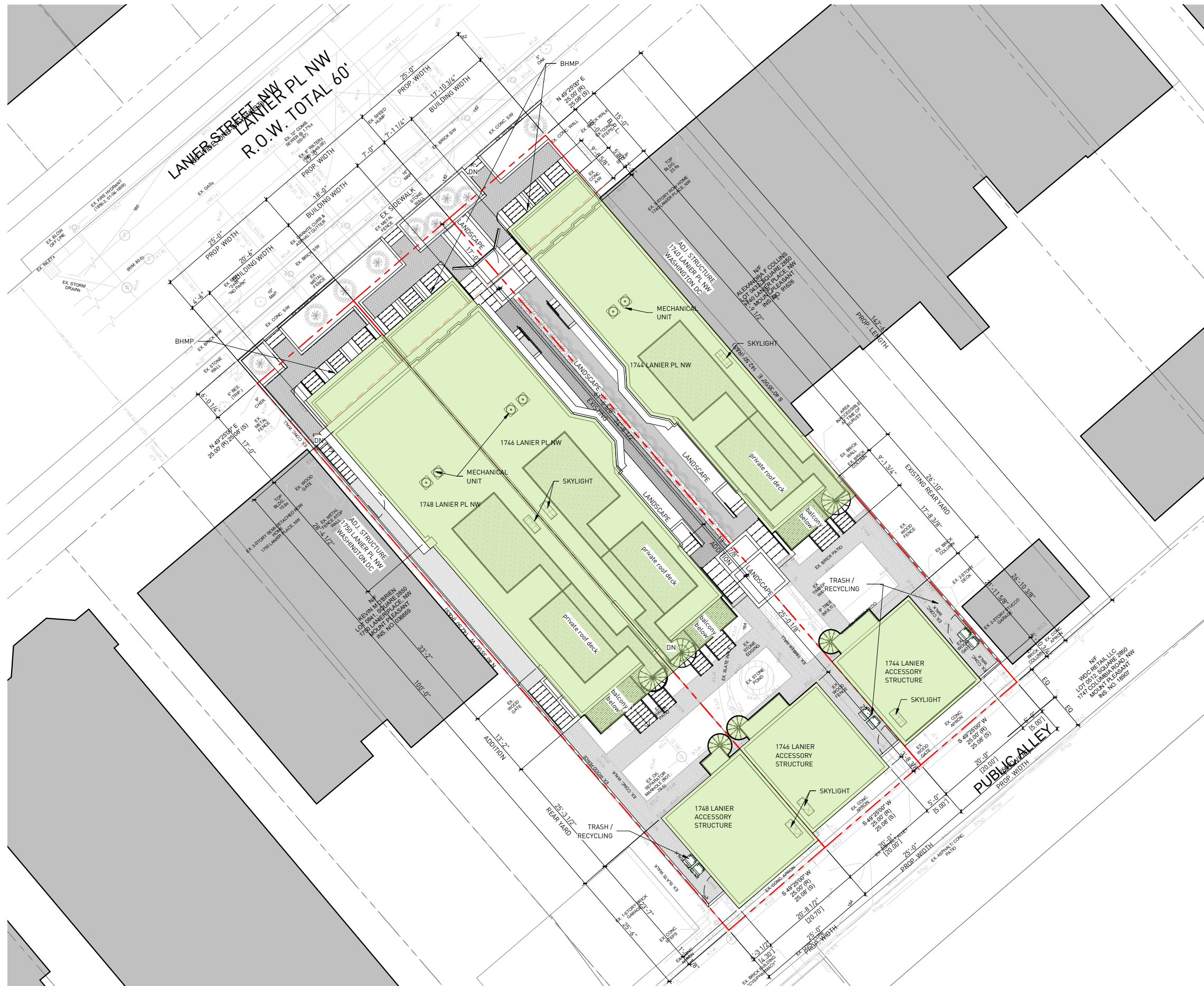
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SQUARE 2580





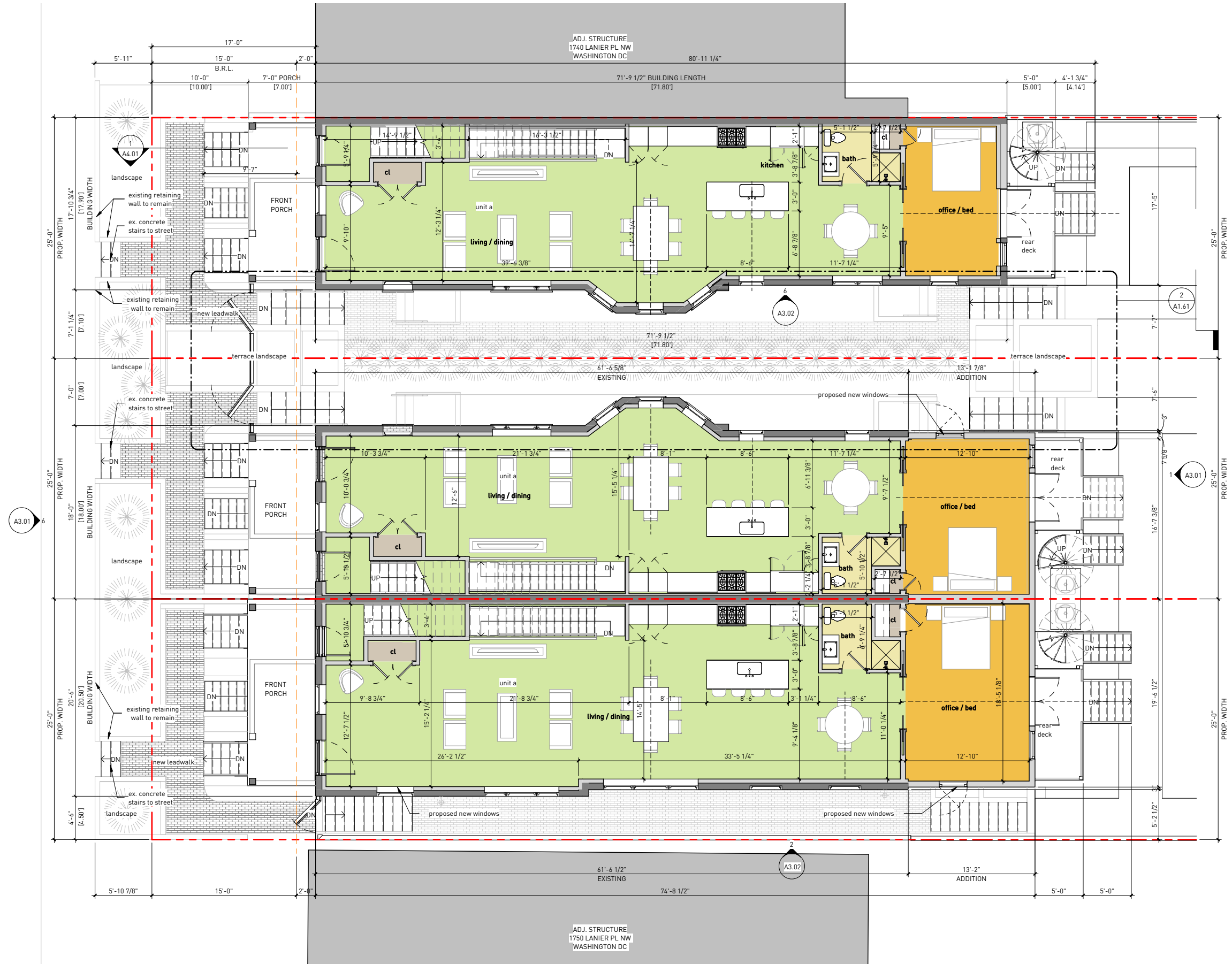




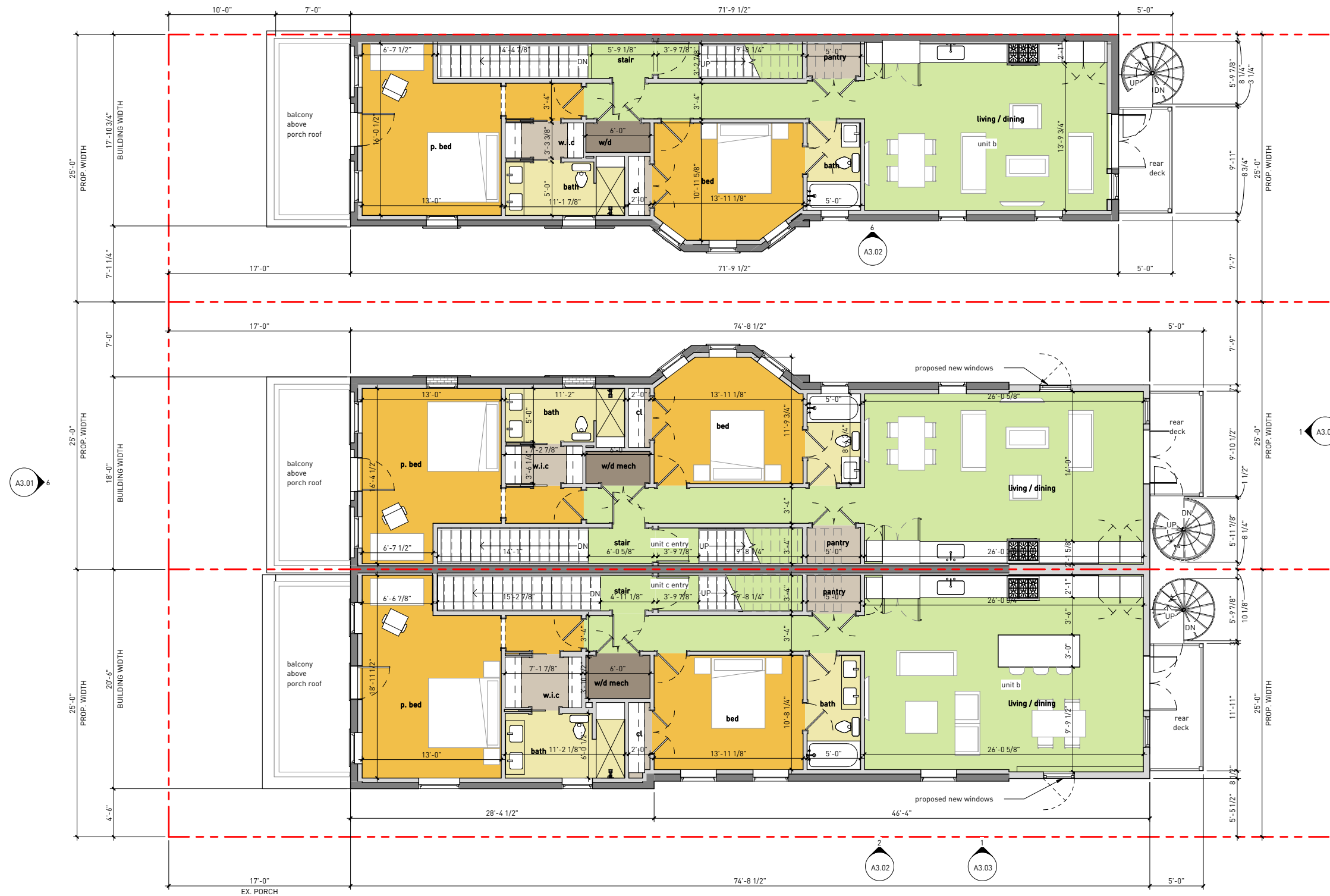








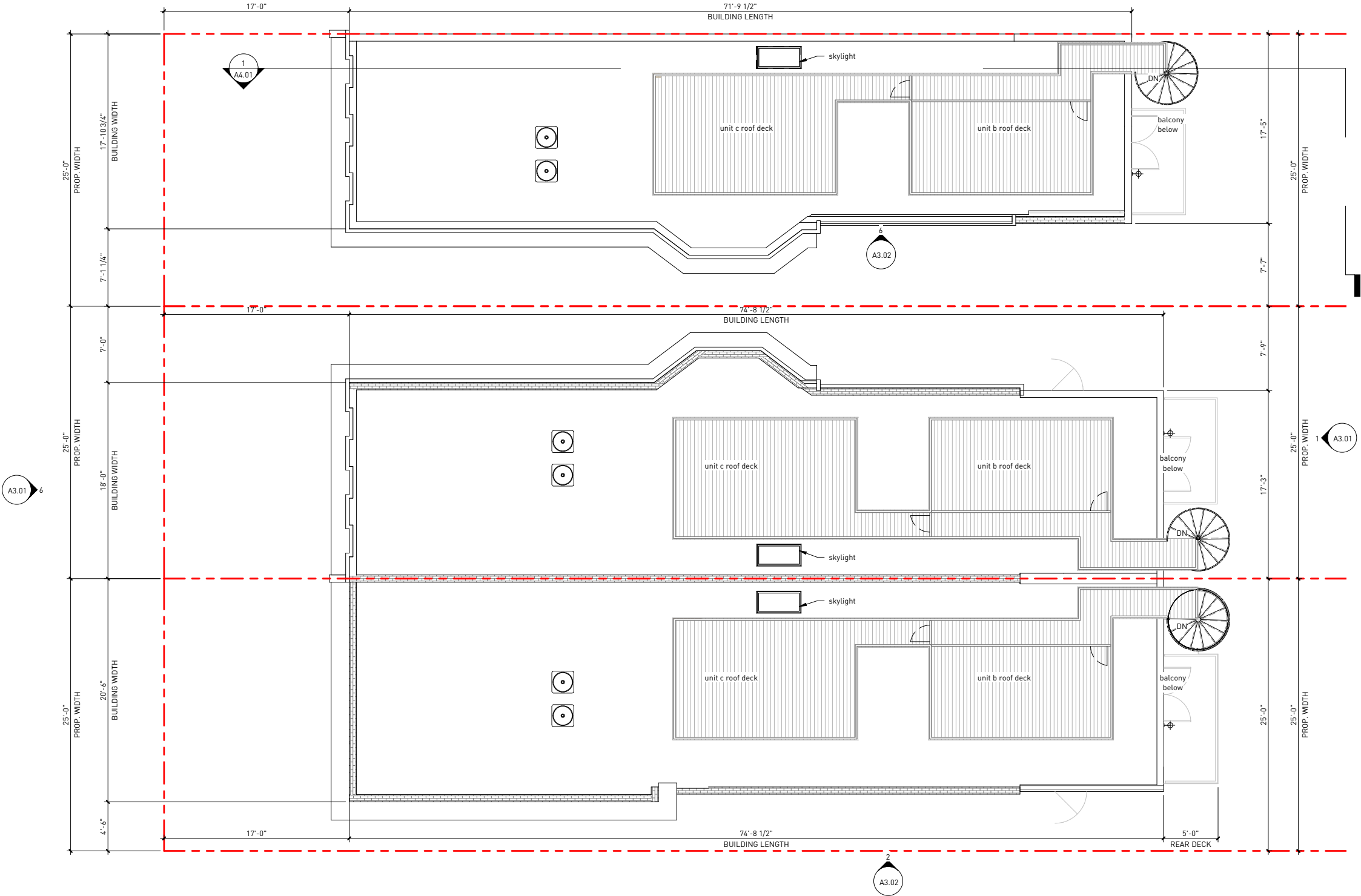




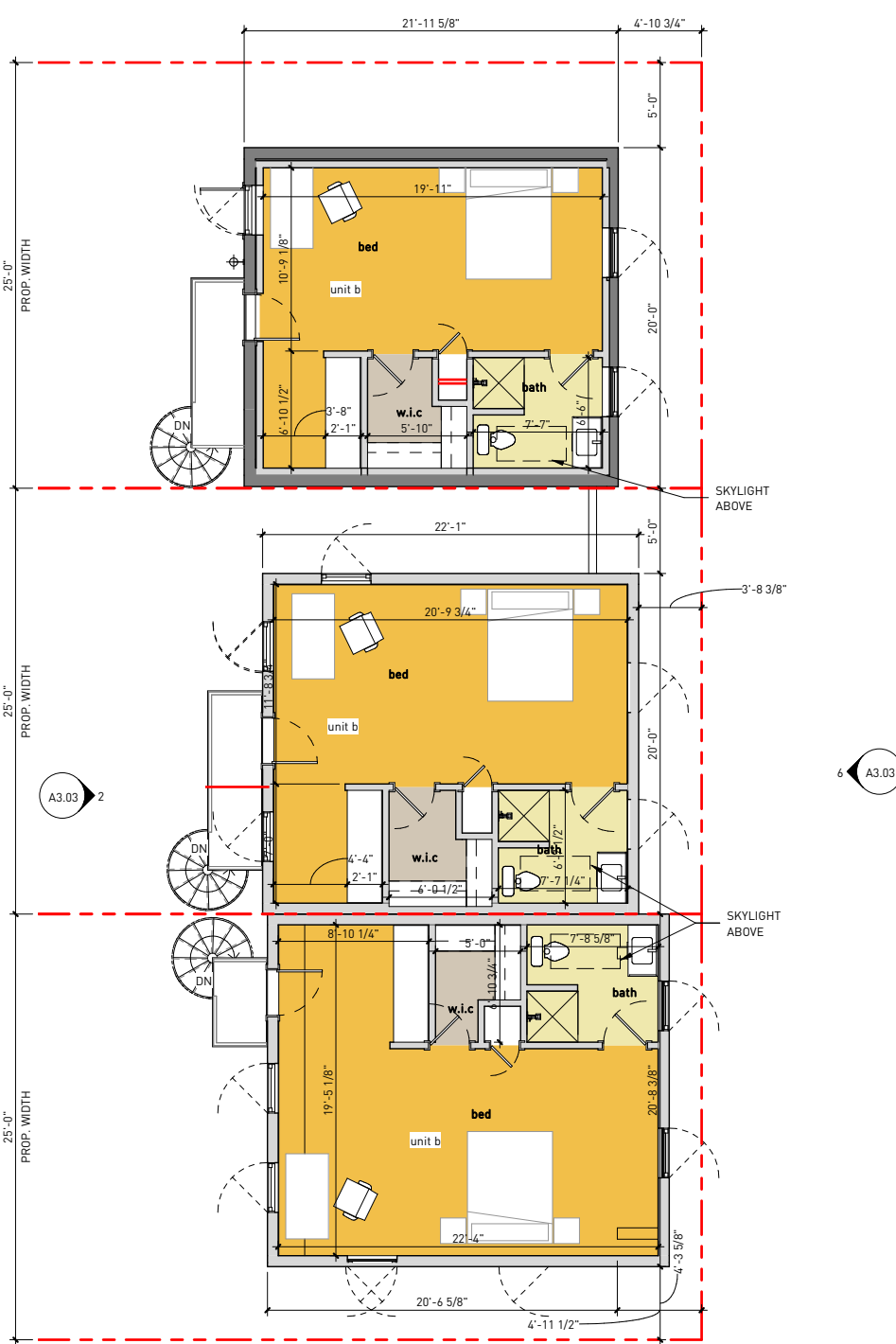
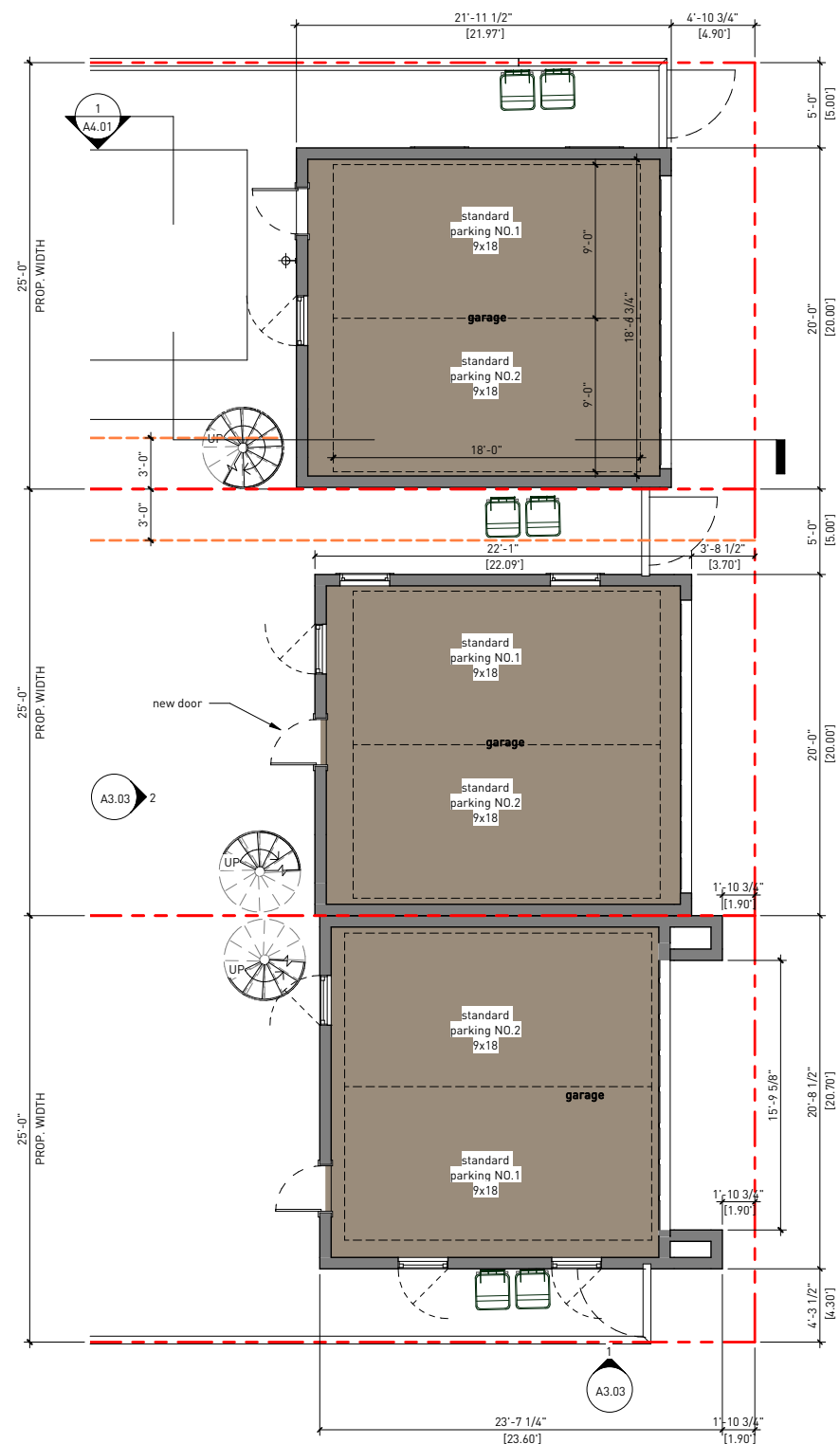
















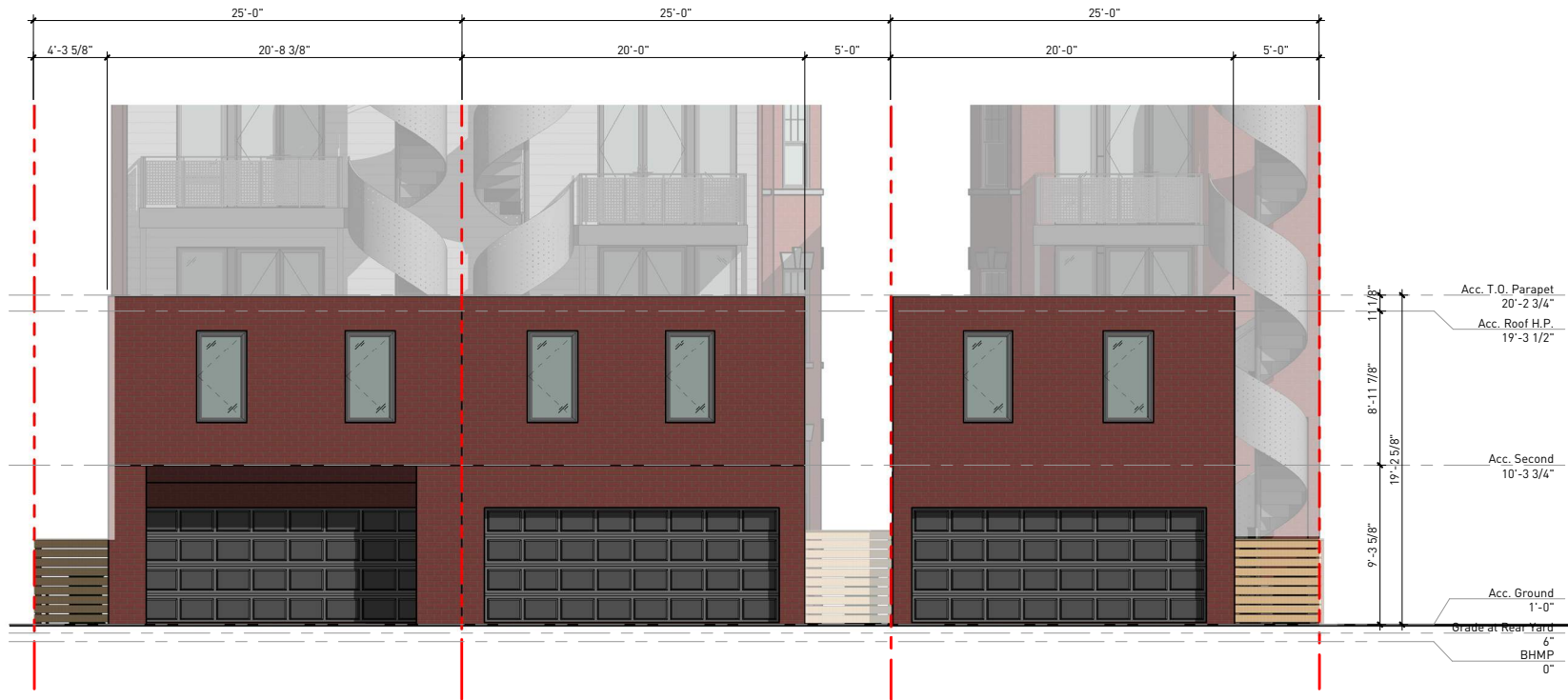




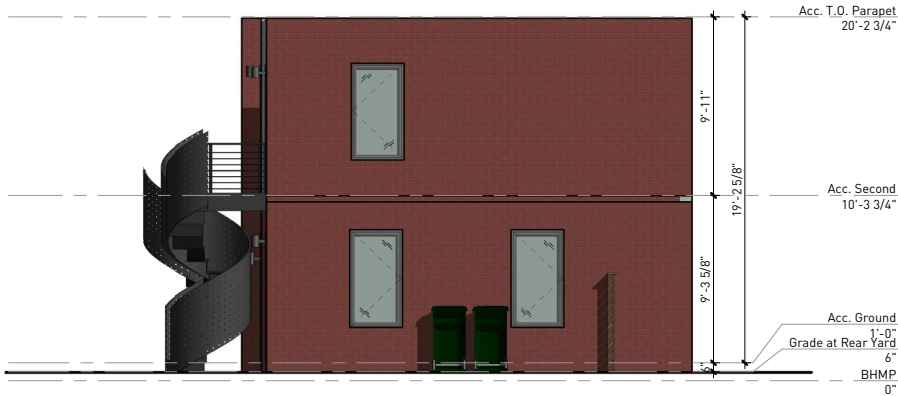
6 PROPOSED ELEVATION - NORTH EAST (SIDE YARD) - 1744  
A3.02 3/16" = 1'-0"



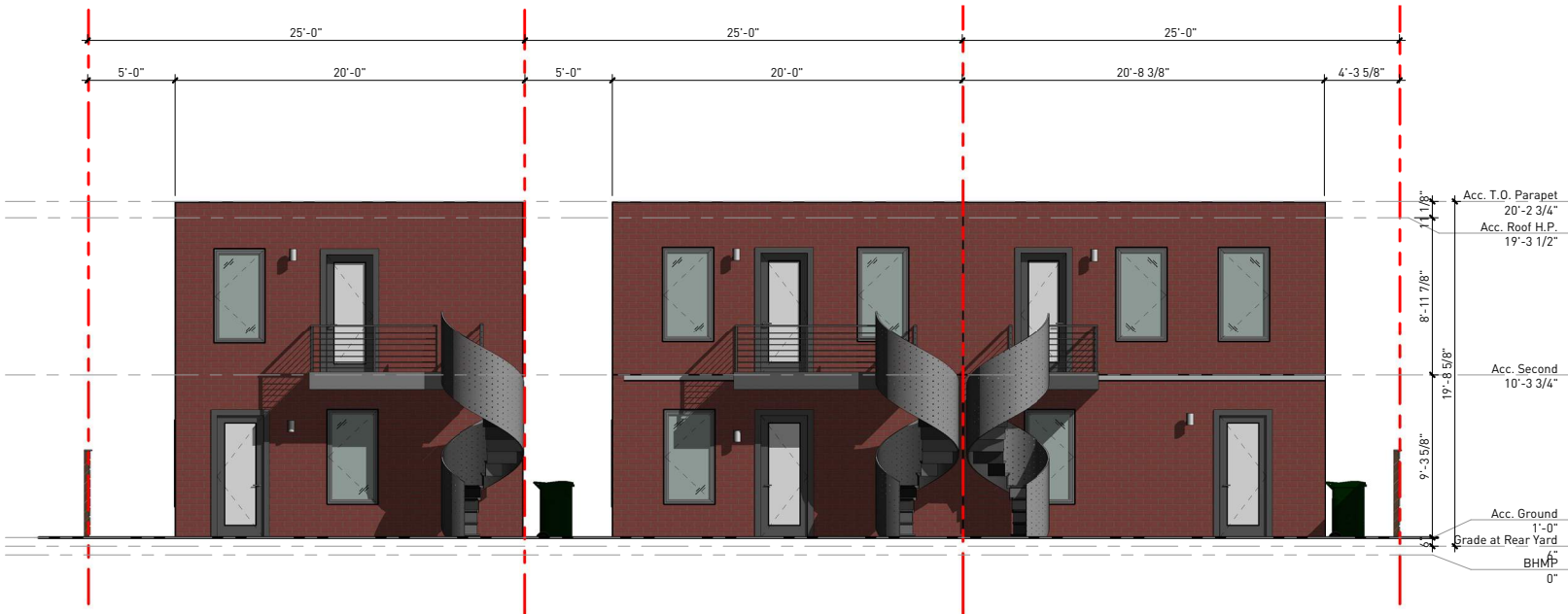




6 ELEVATION - SOUTH EAST (ACCESSORY STRUCTURE)  
A3.03 3/16" = 1'-0"



1 Elevation 3 - a Copy 1  
A3.03 3/16" = 1'-0"



5 KEYNOTES  
3.01







1744 GROSS CONSTRUCTION AREA	
Name	AREA
1744 GROUND	1296 SF
1744 ACCE. GROUND	441 SF
1744 SECOND	1296 SF
1744 ACCE. SECOND	441 SF
1744 CELLAR	1296 SF
1744 THIRD	1296 SF
TOTAL GSF	6068 SF

1744 LOT OCCUPANCY	
Name	AREA
1744 BUILDING AREA	1508 SF
1744 ACCE. BUILDING AREA	489 SF
TOTAL GSF	1997 SF

1746 GROSS CONSTRUCTION AREA	
Name	AREA
1746 GROUND	1352 SF
1746 ACCE. GROUND	442 SF
1746 SECOND	1352 SF
1746 ACCE. SECOND	442 SF
1746 CELLAR	1352 SF
1746 THIRD	1352 SF
TOTAL GSF	6291 SF

1746 LOT OCCUPANCY	
Name	AREA
1746 BUILDING AREA	1558 SF
1746 ACCE. BUILDING AREA	457 SF
TOTAL GSF	2015 SF

1748 GROSS CONSTRUCTION AREA	
Name	AREA
1748 GROUND	1499 SF
1748 ACCE. GROUND	489 SF
1748 SECOND	1499 SF
1748 ACCE. SECOND	489 SF
1748 CELLAR	1499 SF
1748 THIRD	1499 SF
TOTAL GSF	6975 SF

1748 LOT OCCUPANCY	
Name	AREA
1748 BUILDING AREA	1737 SF
1748 ACCE. BUILDING AREA	520 SF
TOTAL GSF	2257 SF

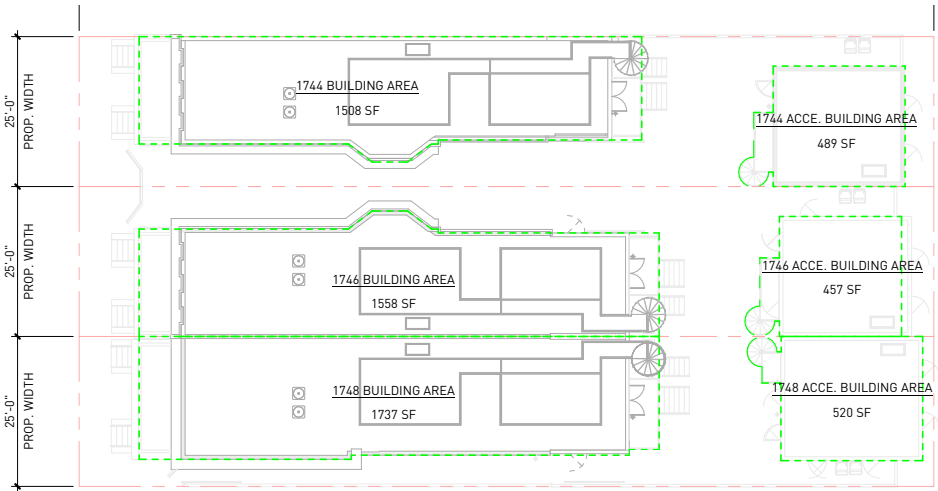
1. SITE AREA IS **3,562.5 SF**
2. 1744 LOT OCCUPANCY = 1,997 SF / 3,562.5 SF = 56.1%
3. 1746 LOT OCCUPANCY = 2,015 SF / 3,562.5 SF = 56.6%
4. 1748 LOT OCCUPANCY = 2,257 SF / 3,562.5 SF = 63.4%

5 GROSS AREA TABULATIONS

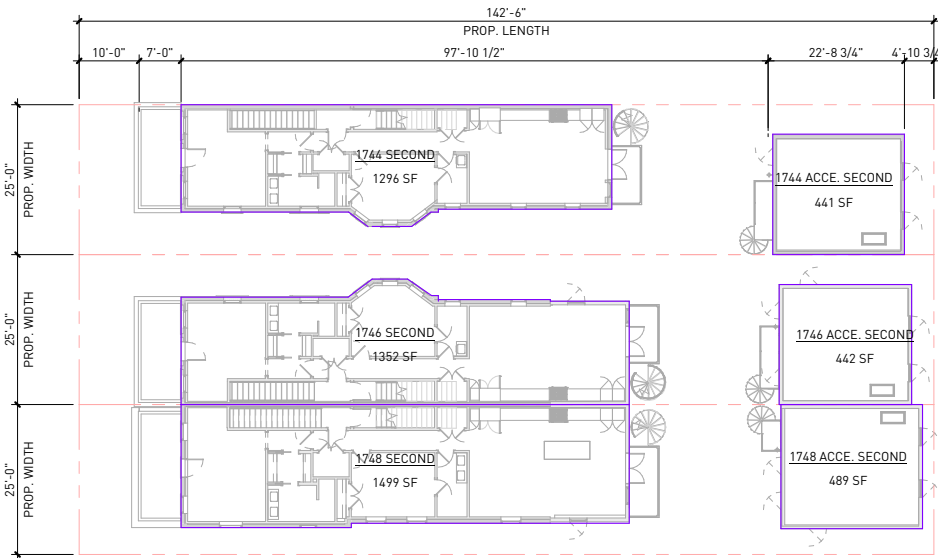
1. CONSTRUCTION GROSS IS BASED ON OUTERMOST PORTION OF WALL AT EACH LEVEL.
2. GROSS FLOOR AREA EXCLUDES CELLAR, ZONING PENTHOUSE, AND PUBLIC SPACE PROJECTIONS.

— GROSS CONSTRUCTION  
- - - LOT OCCUPANCY

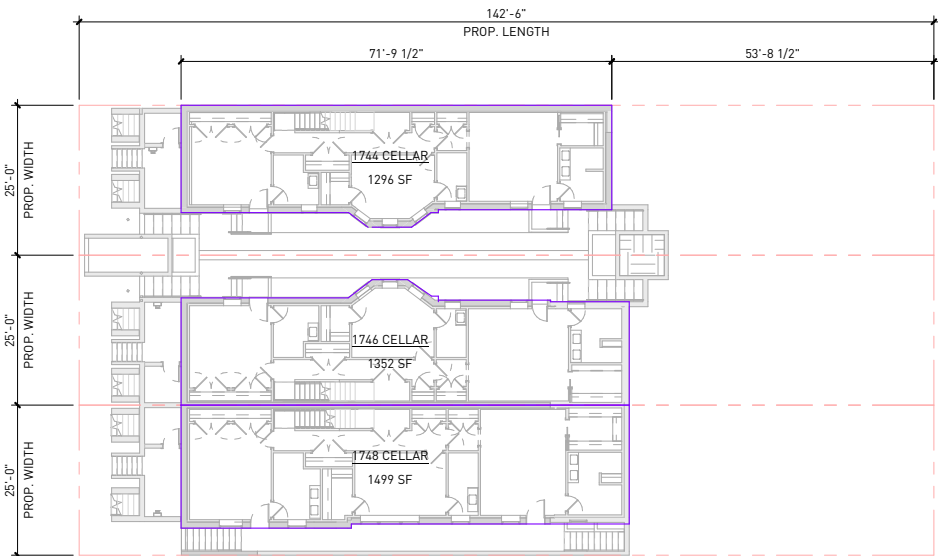
1 SHEET NOTES / LEGEND



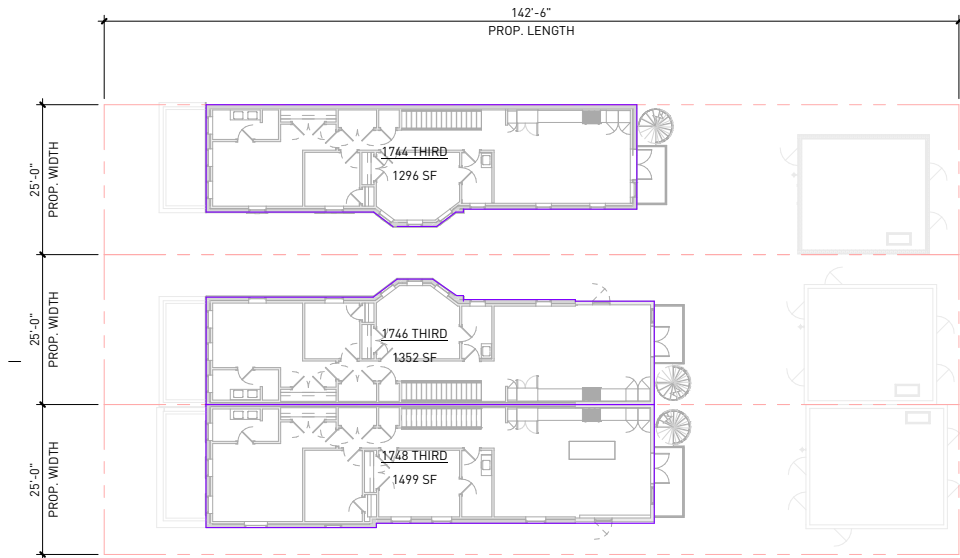
5 AREA PLAN - ROOF



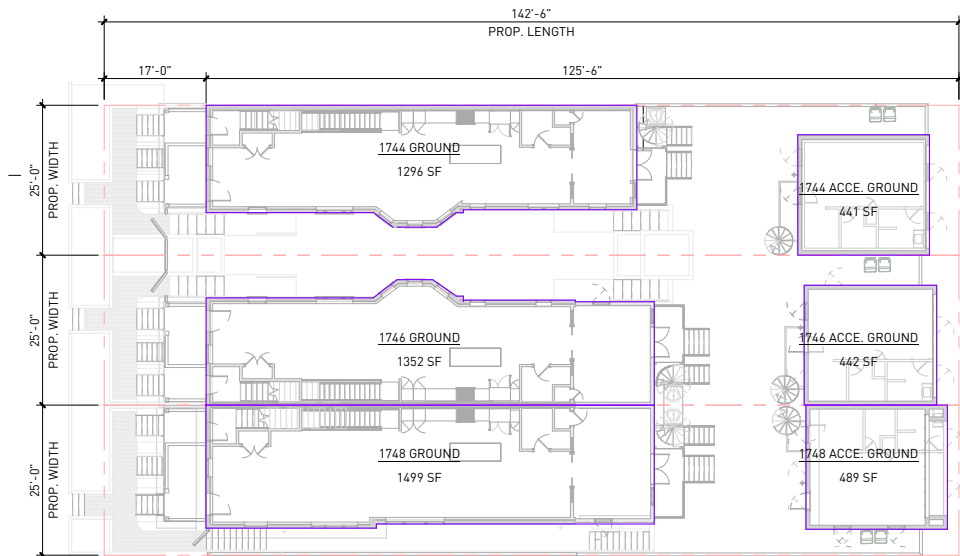
2 AREA PLAN - SECOND



1 AREA PLAN - CELLAR



3 AREA PLAN - THIRD



4 AREA PLAN - GROUND